

Adv. G.P. Paithane,

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**TITLE VERIFICATION & SEARCH REPORT
AND NON-ENCUMBRANCE CERTIFICATE**

To,
Whom may be concern.

Dear Sir,

I, have to certify that, I have taken the search of all the records of the Sub-Registrar Office Buldana Through Online site 'WWW.igrmaharashtra.com, and also the registry for a period of 30 years in respect of the following property belonging 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.- Buldana in respect of the Residential property which is situated at Mouje Sunderkhed in Gut No.73/75/1/1, 492 Sq.Mitr, Assesment 39.40.

CERTIFICATE

It is hereby certified that the title to the property standing in the name of 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-Buldana in Mouje Sunderkhed in Gut No.73/75/1/1, 4.92 Sq.Mitar, Assesment 39.40. is the subject matter of this report.

The boundaries of the property mentioned above are as under;

Mouje :- Mouje Sunderkhed in Gut No.73/75/1/1, 492 Sq.Mitr, Assesment 39.40.

East	: Govt Road
West	: House of Ingale
North	: House of Dharkari
South	: Govt. Road

The said Boundaries as per say of above named owner.

The title of 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-Buldana on the residential property above is clear & he and she has absolute right, title & interest in the said property.

I have to add that 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-Buldana has acquired the right of the ownership in the above residential property, which is the subject matter of this report, by way of registered sale-deed dt. 06/06/2018 by purchasing the residential property above from original owner Sangita Dinesh Chhajed R/o. Sunderkhed Tq & Dist.-Buldana.

That, after the execution of sale-deed on 06/06/2018 and obtaining possession, the name of the 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-Buldana was mutated in the revenue records, below the mutation and he and she became the absolute owner of the same. There is no dispute in between the coparcener of the property as on the face of the record of the Sub-Registrar Office, Buldana.

That it appears from the record that 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-

Buldana have been executed registered Development Agreement bearing no.2548 dated 25th June 2020 in favour of Digvijay construction Through its partners

1; Vandana Dipakkumar Chhajed R/O Kanchan Villa. Eknath nagar, Near HDFC chowk, Buldana.
& 2; Mr.Pratik Pravin Katariya. R/o Plot no. 31, 31A Sector F1, CidcoN4, Aurangabad. This Development Agreement executed the part & parcel of property Gut no. and Plot no. 73/75/1/1 to the extent of 492 Sq.mt. Bounded by EAST : Government Road. WEST: Plot no.02 SOUTH:- Government Road. NORTH: Plot No 13, 14 Situated at Sunderkhed [Sukalkhed] And Gut Grampanchayat Savala Tq & Dist. Buldana.

That it appears from the record that 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-Buldana have been executed registered "IRREVOCABLE GENERAL POWER OF ATTORNEY" Bearing no.2550 Dated 25th June 2020 in favour of Digvijay construction Through its partners 1; Vandana Dipakkumar Chhajed R/O Kanchan Villa. Eknath Nagar, Near HDFC Chowk, Buldana & 2; Mr.Pratik Pravin Katariya R/o Plot no. 31, 31A Sector F1, CidcoN4, Aurangabad.

That it appears from the record that the said land converted into Non Agriculture as per order of Sub Divisional Officer Buldana On Dated 27/03/2003 & lay out of the said land also came to be approved by the sub Divisional Officer Buldana On Dated 25/06/1984 Vide File No. Rev.Case No. NAP/34/Sukalkhed/4/83/84 Passed on 7th day of June 1984.

As this title verification report is for the period of only 30 years the other old transactions etc. are not the part & parcel of this report.

That, looking towards all the above registered transactions recorded in the records of the Sub-

Registration Office Buldana, it is apparent that the property was absolutely owned & possessed by 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur R/o- Sunderkhed Tq-& Dist.-Buldana.

I have to further add that, there is no legal impediment seen from the record Sub-Registrar Office and record maintained therein, as such if 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur r/o- Sunderkhed Tq-& Dist.-Buldana enters into any transaction in respect to the above mentioned property. That, 1] Mohini Shailendrasing Thakur 2] Shailendrasing Bajinathsingh Thakur R/o- Sunderkhed Tq & Dist.-Buldana having the clear mercantile title over the above described property and it is free from any claims, charges and the encumbrances.

Hence this title verification cum search report and certificate of the non-encumbrances.

Buldana

Dt. 16/07/2020

GAJANAN PAITHANE

Advocate, Buldana

Note:-

Original receipt no. 3307/2020 Dt. 16/07/2020 issued by the Sub- Registrar Office, Buldana as an inspection fee of the Index II register regarding the subject matter of this report is attached herewith.

2510
Friday, 10 July 2020 10:55 AM

इतर पावती

Original/Duplicate
नॉरफी क्र.: 39म
Regn.: 39M

पावती क्र.: 3999 दिनांक: 10/07/2020

मावाचे नाव:

दत्तप्रेमजाचा अनुक्रमीक: बल्ल-0-2020

दत्तप्रेमजाचा प्रकार:

मातृदत्तप्रेमजाचे नाव: श्री. महात्मन पां देवने रा. गोतबड

अर्ज माघ मागे घेण्यात येत न. 73/75 फॉट न. 1 ले. 492 चौ. मी. तन 199132020 एकूण 30 वर्ग

मोघ व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

सिग्: दि. 10/07/2020

बुलडाणा,

1); देवताचा प्रकार: eChallan क्रम: रु. 750/-

टीसी/अनादेशी ऑर्डर क्रमांक: MH002104500202021E दिनांक: 10/07/2020

बरेचसे माघ व पत्ता:

7/10/2020